

**NOTICE OF TYPE III  
DEVELOPMENT REVIEW  
APPLICATION, OPTIONAL  
SEPA DETERMINATION OF  
NON-SIGNIFICANCE & PUBLIC HEARING**

Form DS1325



The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Closing Date for Public Comments:**  
**February 18, 2010 (15 days from notice)**

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3<sup>rd</sup> Floor, Vancouver, Washington.

The Clark County Hearings Examiner will conduct the public hearing on **April 8, 2010 at 6:00 P.M.**, at **Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680**. The doors to the Public Service Center will **open between 5:45 and 7 p.m.** for those attending the hearing on this matter. Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.).

**Project Name:** **AMBOY TERRITORIAL PARK ASSOCIATION**

**Case Number:** **CUP2009-00010; PSR2009-00039; SEP2009-00080**

**Location:** 21400 NE 399<sup>th</sup> Street

**Request:** The applicant is requesting Conditional Use Permit and Site

Plan approval to place two modular buildings on Amboy Territorial Days Park to be used for storage and part time office facilities. The site is located on 18.37 acres in the Parks/Wildlife zoning district.

**Applicant:** Rick Johnson  
11412 NE 29<sup>th</sup> Circle  
Vancouver, WA 98682  
(360)314-2017  
[johnson2194@comcast.net](mailto:johnson2194@comcast.net)

**Contact Person:** Cascade Field Services  
13414 NE 39<sup>th</sup> Avenue  
Vancouver, WA 98685  
(360)931-4680  
[cascadefs@comcast.net](mailto:cascadefs@comcast.net)

**Property Owner:** Territorial Day Association of Amboy  
PO Box 203  
Amboy, WA 98601

**Zoning:** Parks/Wildlife (PWL)  
Rural Center Residential (RC-2.5)

**Comp Plan Designation:** Parks/Open Space (P/OS)  
Rural Center Residential (RCR)

**Parcel Numbers:** 275549-000, 275463-000

**Township: 5 North                      Range: 3 East                      SE ¼ of Section: 17**

**Applicable Code Sections:**

Clark County Code (CCC) 15.12 (Fire), 40.210.030 (Rural Center Residential Districts), 40.340 (Parking), 40.350 (Transportation), 40.360 (Solid Waste/Recycling), 40.370 (Sewer/Water), 40.380 (Stormwater/Erosion Control), 40.500 (Procedures), 40.510.030 (Type III Process), 40.520.030 (Conditional Use Permits), 40.520.040 (Site Plan Review), 40.550.010 Road Modifications, 40.570 (SEPA), 40.610 (Impact Fees), & Title 24 (Public Health).

**Neighborhood Contact:**

The site is not located within the boundaries of any county-recognized Neighborhood Association, but a courtesy copy has been sent to:  
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**Staff Contact Person:**

Planner: Alan Boguslawski (360) 397-2375, ext. 4921  
E-mail: [alan.boguslawski@clark.wa.gov](mailto:alan.boguslawski@clark.wa.gov)

**Please email SEPA comments to: [alan.boguslawski@clark.wa.gov](mailto:alan.boguslawski@clark.wa.gov)**

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**Responsible Official:** Michael V. Butts, Development Services Manager  
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

**Application Filing date:** 9/17/09  
**Fully Complete Date:** 1/25/10  
**Date of this notice:** 2/3/10

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As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
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3. The specific aspect(s) of the decision and/or SEPA issue being appealed, the reasons why each aspect is in error as a matter of fact or law, and the evidence relied, on to prove the error; and,
4. A check for the appeal fee (made payable to the Department of Community Development).

The appeal request and fee shall be submitted to the Department of Community Development, Customer Service Center, at the address listed below.

The decision of the Hearing Examiner is final unless there is:

- A motion filed for reconsideration within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
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#### **ACCOMMODATION OF PHYSICAL IMPAIRMENTS**

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

#### **Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

**Phone: (360) 397-2375; Fax: (360) 397-2011**

Web Page at: <http://www.clark.wa.gov>

**Attachments:**

- Proposed project site plan
- Map of property owners receiving notice

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**Agency Distribution:**

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District #10 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran

**Add Attachment for Agencies:**

- SEPA checklist

## **Clark County**

# **SEPA Environmental Checklist**

**Washington Administrative Code (WAC) 197-11-960**

### **Purpose of checklist:**

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

### **Instructions for applicants:**

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Services Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

### **Use of checklist for non-project proposals:**

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the **SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS** (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## **A. Background**

1. Name of proposed project, if applicable: **Amboy Territorial Days modular placement**
2. Name of applicant: **Amboy Territorial Days Association**
3. Address and phone number of applicant and contact person:  
**P. O. Box 584 Brush Prairie, WA 98606 360-606-8862**
4. Date checklist prepared: **November 20, 2009**
5. Agency requesting checklist: **Clark County Department of Community Development**
6. Proposed timing or schedule (including phasing, if applicable): **May 2010 to September 2010.**
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.  
**Not at this time.**
8. List any environmental information that has been or will be prepared related to this proposal. **None.**
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain. **No.**
10. List any government approvals or permits needed for your proposal: **Clark County Conditional Use permit, Site Plan approval, Road Modification, Arch pre-determination.**
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Placement of 2 modular buildings for primarily storage, with a small amount of office space (total square footage approximately 2132 sq. ft).**



12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

**21400 NE 399<sup>th</sup> Street, Amboy Washington 98601. SE ¼ Section 17, T5N, R3 East.**

## **B. Environmental Elements**

### **1. Earth**

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Use only

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.

**The site is mostly flat with steep slopes on the East edge of the property along Cedar Creek (no development proposed near slopes).**

- b. What is the steepest slope on the site and the approximate percentage of the slope?  
**40-100% slope (1% of land)**
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland. **CnB 64% of parcel, CrG 24% of parcel, CnD 11% of parcel, PuA 1% of parcel**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **No.**
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.  
**None**
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **No.**

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? **Less than 5 percent.**

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- h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **None proposed at this time.**

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## 2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.  
**None**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.  
**None known**
- c. Proposed measures to reduce or control emissions or other impacts to air:  
**Compliance with applicable emission standards.**

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## 3. Water

a. **Surface:**

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into. **Cedar Creek.**
- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.  
**No.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or

wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None.**

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Use only

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

**No.**

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

**The site for the proposed modulars lies outside of a 100-year floodplain.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

**b. Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

**No.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve. **None.**

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

**Stormwater runoff from roof drains on new modulars. Runoff will be directed to splash blocks.**

- 2) Could waste materials enter ground or surface waters?  
If so, please describe.  
**No.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**Compliance with engineered stormwater plan.**

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**4. Plants**

Agency  
Use only

- a. Check or circle types of vegetation found on the site:
- Deciduous tree: alder, maple, aspen, other
  - Evergreen tree: fir, cedar, pine, other
  - Shrubs
  - Grass
  - Pasture
  - Crop or grain
  - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - Water plants: water lily, eelgrass, milfoil, other
  - Other types of vegetation
- b. What kind and amount of vegetation will be removed or altered?  
**None.**
- c. List threatened or endangered species on or near the site.  
**None known.**
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:  
**None.**

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**5. Animals**

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: hawk, heron, eagle, songbirds, other;
  - Mammals: deer, bear, elk, beaver, other; and,
  - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site.

**None known.**

- c. Is the site part of a migration route? If so, please explain.  
**Not known.**

- d. List proposed measures to preserve or enhance wildlife:

**None.**

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## 6. Energy and natural resources

Agency  
Use only

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.  
**Electricity will be used for heating.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.  
**Not.**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:  
**None**

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## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe. **None.**
- 1) Describe special emergency services that might be required.  
**None.**
- 2) Proposed measures to reduce or control environmental health hazards, if any:  
**None needed.**
- b. Noise
- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?  
**None.**

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

**None.**

- 3) Proposed measures to reduce or control noise impacts:

**None needed at this time.**

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8. **Land and shoreline use**

Agency  
Use only

- a. What is the current use of the site and adjacent properties?  
**Community Park.**
- b. Has the site been used for agriculture? If so, please describe.  
**There is no evidence of prior agricultural use on this site.**
- c. Describe any structures on the site.  
**Picnic Pavilion, restrooms, storage buildings, caretaker's residence (older mobile home)**
- d. Will any structures be demolished? If so, please describe.  
**No.**
- e. What is the current zoning classification of the site?  
**P/WL (RC-2.5 per zoning interpretation)**
- f. What is the current comprehensive plan designation of the site?  
**P/OS**
- g. What is the current shoreline master program designation of the site?  
**Rural**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.  
**Yes. The Easterly edge of the site contains areas mapped as having steep slopes. In addition, there are habitat areas along Cedar Creek.**

- i. How many people would reside or work in the completed project?

**This proposal would result in no additional people living or working on-site.**

- j. How many people would the completed project displace?

**None.**

Please list proposed measures to avoid or reduce displacement impacts:

**None.**

- k. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

**Submittal of this request for County review and approval.**

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9. **Housing**

Agency  
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- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

**None.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

**None.**

- c. List proposed measures to reduce or control housing impacts:

**None.**

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10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

**Up to 15-18 feet. Exterior material will be wood siding.**

- b. What views in the immediate vicinity would be altered or obstructed?

**None.**

- c. Proposed measures to reduce or control aesthetic impacts:

**None needed.**

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11. **Light and glare**

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- A motion filed for reconsideration within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

### **ACCOMMODATION OF PHYSICAL IMPAIRMENTS**

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

### **Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:  
(<http://www.clark.wa.gov/commdev/applicationsN.html>) (*Landuse*)

**Phone: (360) 397-2375; Fax: (360) 397-2011**

Web Page at: <http://www.clark.wa.gov>

**Attachments:**

- Proposed project site plan
- Map of property owners receiving notice

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**Agency Distribution:**

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District #10 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran

**Add Attachment for Agencies:**

- SEPA checklist

# **Clark County**

## **SEPA Environmental Checklist**

**Washington Administrative Code (WAC) 197-11-960**

### **Purpose of checklist:**

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

### **Instructions for applicants:**

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Services Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

### **Use of checklist for non-project proposals:**

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the **SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS** (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## **A. Background**

1. Name of proposed project, if applicable: **Amboy Territorial Days modular placement**
2. Name of applicant: **Amboy Territorial Days Association**
3. Address and phone number of applicant and contact person:  
**P. O. Box 584 Brush Prairie, WA 98606 360-606-8862**
4. Date checklist prepared: **November 20, 2009**
5. Agency requesting checklist: **Clark County Department of Community Development**
6. Proposed timing or schedule (including phasing, if applicable): **May 2010 to September 2010.**
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.  
**Not at this time.**
8. List any environmental information that has been or will be prepared related to this proposal. **None.**
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain. **No.**
10. List any government approvals or permits needed for your proposal: **Clark County Conditional Use permit, Site Plan approval, Road Modification, Arch pre-determination.**
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Placement of 2 modular buildings for primarily storage, with a small amount of office space (total square footage approximately 2132 sq. ft).**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

**21400 NE 399<sup>th</sup> Street, Amboy Washington 98601. SE ¼ Section 17, T5N, R3 East.**

## **B. Environmental Elements**

### **1. Earth**

Agency  
Use only

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.

**The site is mostly flat with steep slopes on the East edge of the property along Cedar Creek (no development proposed near slopes).**

- b. What is the steepest slope on the site and the approximate percentage of the slope?  
**40-100% slope (1% of land)**
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland. **CnB 64% of parcel, CrG 24% of parcel, CnD 11% of parcel, PuA 1% of parcel**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **No.**
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.  
**None**
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **No.**



- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? **Less than 5 percent.**

Agency  
Use only

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **None proposed at this time.**

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## 2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

**None**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

**None known**

- c. Proposed measures to reduce or control emissions or other impacts to air:

**Compliance with applicable emission standards.**

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## 3. Water

a. **Surface:**

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into. **Cedar Creek.**

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

**No.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or

wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**None.**

Agency  
Use only

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

**No.**

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

**The site for the proposed modulares lies outside of a 100-year floodplain.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

**b. Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

**No.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve. **None.**

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

**Stormwater runoff from roof drains on new modulares. Runoff will be directed to splash blocks.**

- 2) Could waste materials enter ground or surface waters?  
If so, please describe.  
**No.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**Compliance with engineered stormwater plan.**

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**4. Plants**

Agency  
Use only

- a. Check or circle types of vegetation found on the site:
- Deciduous tree: alder, maple, aspen, other
  - Evergreen tree: fir, cedar, pine, other
  - Shrubs
  - Grass
  - Pasture
  - Crop or grain
  - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - Water plants: water lily, eelgrass, milfoil, other
  - Other types of vegetation
- b. What kind and amount of vegetation will be removed or altered?  
**None.**
- c. List threatened or endangered species on or near the site.  
**None known.**
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:  
**None.**

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**5. Animals**

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: hawk, heron, eagle, songbirds, other;
  - Mammals: deer, bear, elk, beaver, other; and,
  - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site.

**None known.**

- c. Is the site part of a migration route? If so, please explain.

**Not known.**

- d. List proposed measures to preserve or enhance wildlife:

**None.**

---

## 6. Energy and natural resources

Agency  
Use only

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electricity will be used for heating.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

**Not.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

**None**

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## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe. **None.**

- 1) Describe special emergency services that might be required.

**None.**

- 2) Proposed measures to reduce or control environmental health hazards, if any:

**None needed.**

- b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

**None.**

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

**None.**

- 3) Proposed measures to reduce or control noise impacts:

**None needed at this time.**

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8. **Land and shoreline use**

Agency  
Use only

- a. What is the current use of the site and adjacent properties?  
**Community Park.**
- b. Has the site been used for agriculture? If so, please describe.  
**There is no evidence of prior agricultural use on this site.**
- c. Describe any structures on the site.  
**Picnic Pavilion, restrooms, storage buildings, caretaker's residence (older mobile home)**
- d. Will any structures be demolished? If so, please describe.  
**No.**
- e. What is the current zoning classification of the site?  
**P/WL (RC-2.5 per zoning interpretation)**
- f. What is the current comprehensive plan designation of the site?  
**P/OS**
- g. What is the current shoreline master program designation of the site?  
**Rural**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.  
**Yes. The Easterly edge of the site contains areas mapped as having steep slopes. In addition, there are habitat areas along Cedar Creek.**

- i. How many people would reside or work in the completed project?  
**This proposal would result in no additional people living or working on-site.**

- j. How many people would the completed project displace?  
**None.**

Please list proposed measures to avoid or reduce displacement impacts:  
**None.**

- k. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:  
**Submittal of this request for County review and approval.**

---

9. **Housing**

Agency  
Use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.  
**None.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.  
**None.**
- c. List proposed measures to reduce or control housing impacts:  
**None.**

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10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?  
**Up to 15-18 feet. Exterior material will be wood siding.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**None.**
- c. Proposed measures to reduce or control aesthetic impacts:  
**None needed.**

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11. **Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**None.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**No.**
- c. What existing off-site sources of light or glare may affect your proposal?  
**None known.**
- d. Proposed measures to reduce or control light and glare impacts:  
**None.**

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## 12. Recreation

Agency  
Use only

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**The subject property is a community park. North Clark County Historical Museum is adjacent to the subject property.**
- b. Would the project displace any existing recreational uses? If so, please describe.  
**No.**
- d. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:  
**None.**

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## 13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe. **No historic or cultural resources are known to be on or near the site.**
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **None.**

- c. Proposed measures to reduce or control impacts:  
**None.**

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**14. Transportation**

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**NE 399<sup>th</sup> Street is a County-maintained public road abutting the South side of the property.**

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**No. There are no C-Tran bus stops within walking distance of the subject property.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**No new parking spaces are proposed for this project. The community park site already contains parking for hundreds of people so parking is adequate. No parking spaces will be eliminated.**

Agency  
Use only

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private. **We are applying for a road modification to avoid construction of half-width frontage improvements on NE 99<sup>th</sup> Street. With approval of the Road Modification request, no road improvements will be built. We cannot provide assurance that the road modification for NE 399<sup>th</sup> Street will be approved at this time.**

- e. Will the project use water, rail, or air transportation? If so, please describe. **No.**

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur. **The proposal will produce no additional vehicular trips.**



- g. Proposed measures to reduce or control transportation impacts:  
**None.**

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**15. Public services**

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.  
**No.**
- b. Proposed measures to reduce or control direct impacts on public services:  
**None needed.**

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**16. Utilities**

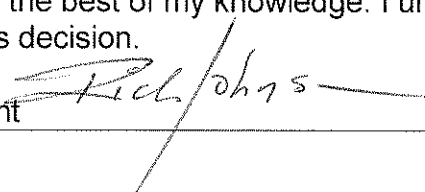
- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:  
**Existing Electric power and water supply by Clark Public Utilities. Refuse service by County franchised waste service.**

---

**C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Rick Johnson, contact for applicant



Date Submitted: November 23, 2009

**D. SEPA Supplemental sheet for non-project actions**

**Instructions:**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

Agency  
Use only

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal use or affect environmentally sensitive areas or those designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

Agency  
Use only

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



# Owners of property that were sent notice

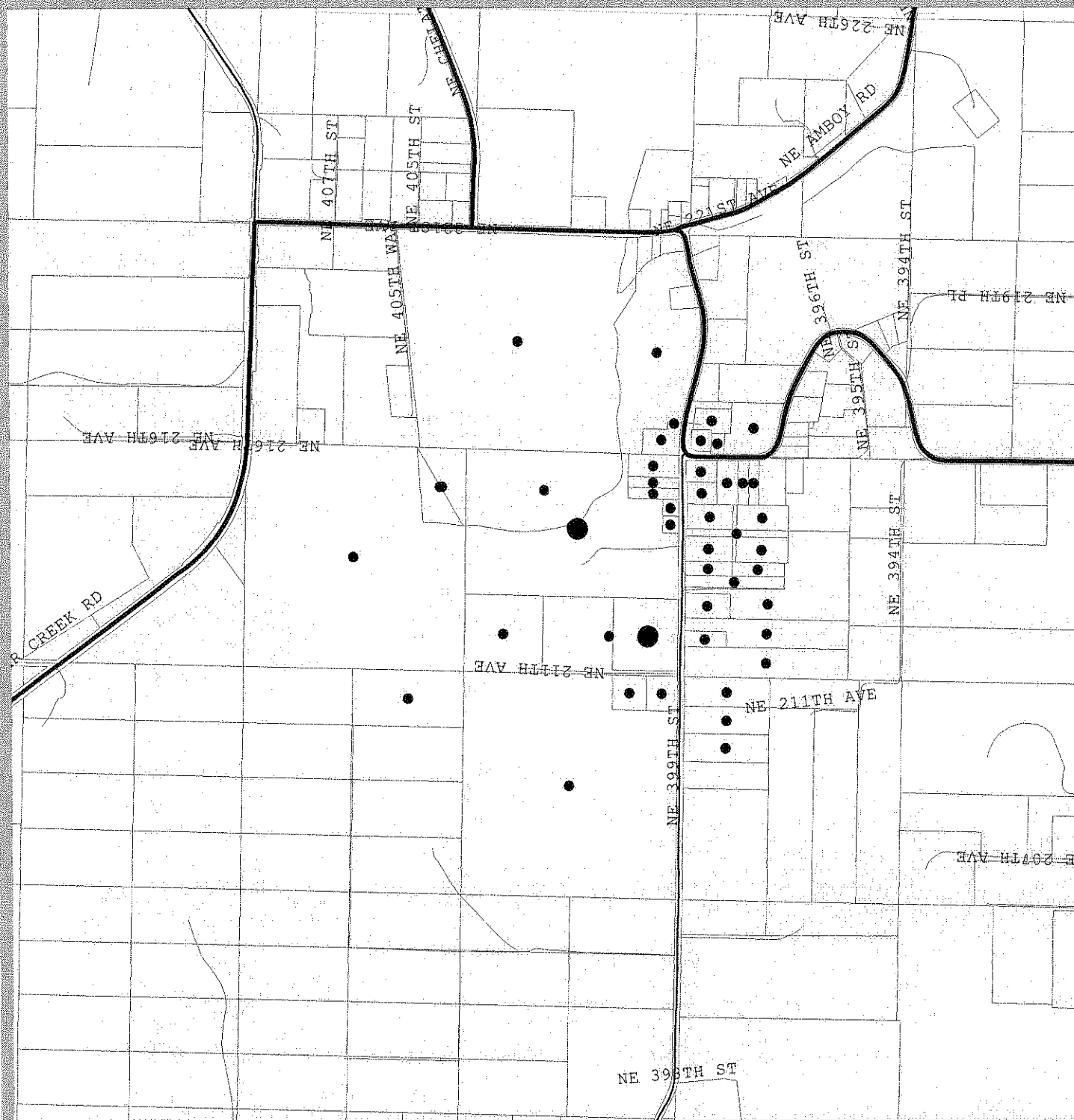
SE 1/4 of Section 17 T5R3E WM

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Feb 2, 2010  
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:5328.14) 200 0 200 400 600 800 Feet